

EXHIBIT A

From: [Ariella Alvarez](#)
To: [Marilyn Fresnedo](#); [Rosa Mesa](#)
Cc: [Gary Brown](#); [leaseaccounting](#)
Subject: Re: Vitamin Shoppe #533 - 2023 Year End Reconciliation Billing
Date: Tuesday, December 17, 2024 8:52:48 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image012.png](#)
[image013.png](#)
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Good morning Marilyn,

All is well and hope you are too. Thank you for reviewing and agreeing with the total amount due to be \$9,681.72. Since this charge is during the pre-petition period then the payment requires additional approval. Once approval is received then the payment will be issued to the Landlord.

Thanks,
Ariella

Ariella Alvarez
Director of Lease Administration, Legal Department
Mom. Theatergoer. Health Enthusiast.

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From: Marilyn Fresnedo <Marilyn@cdamiami.com>
Sent: Friday, December 6, 2024 11:37 AM
To: Ariella Alvarez <Ariella.Alvarez@vitaminshoppe.com>; Rosa Mesa <Rosa@cdamiami.com>

Cc: Gary Brown <Gary@cdamiami.com>; leaseaccounting <leaseaccounting@vitaminshoppe.com>
Subject: [EXTERNAL] RE: Vitamin Shoppe #533 - 2023 Year End Reconciliation Billing

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Good morning Ariella,

Hope you are well. Yes, we agree with your number \$9399.73 plus sales taxes of \$281.99 total due \$9,671.82.

Thank you.

Marilyn Fresnedo

Bookkeeper

Ideal Management Company

12568 SW 88th Street

Miami, Florida 33186

Ph: 305-662-8999 Fax: 305-779-7774

email: marilyn@cdamiami.com

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From: Ariella Alvarez <Ariella.Alvarez@vitaminshoppe.com>

Sent: Thursday, December 5, 2024 4:36 PM

To: Rosa Mesa <Rosa@cdamiami.com>

Cc: Marilyn Fresnedo <Marilyn@cdamiami.com>; Gary Brown <Gary@cdamiami.com>;
leaseaccounting <leaseaccounting@vitaminshoppe.com>

Subject: Re: Vitamin Shoppe #533 - 2023 Year End Reconciliation Billing

Hi Rosa,

I have reviewed the 2023 annual reconciliation billed in the amount of \$14,408.09 and determined that we owe the Landlord \$9,399.73 plus sales tax based upon the following calculations:

CAM	CY 2023
Capped Costs	
General Repairs & Maintenance	610,800.00
Elevator Service	34,956.00

Air Conditioning (Excluded)	0.00
Roof Repairs	35,750.00
CAM-Landscaping	48,159.00
CAM-Muzak	3,398.00
CAM-Waste Disposal	64,425.00
Depreciation (10% of Total)	0.00
-	0.00
-	0.00
-	0.00
-	0.00
10% Admin Fee (excl Insurance)	103,129.50
Subtotal Capped CAM	900,617.50
Less Majors & Outlots Contributions	0.00
Total Capped CAM Expense	900,617.50
P/R Share	1.27%
P/R Share of Capped CAM	11,398.79
5% CAM Cap	7,487.88
Uncapped Costs	
Insurance	805,382.00
CAM-Electricity	35,054.00
CAM-Water & Sewer	1,140.00
CAM-Security	197,613.00
Subtotal Uncapped CAM	1,039,189.00
Less Majors & Outlots Contributions	0.00
Total Uncapped CAM Expenses	1,039,189.00
P/R Share	1.27%
P/R Share of Uncapped CAM	13,152.64
Total CAM Due	20,640.52
Less Already Paid (Per AP)	(10,580.52)
Total Due	10,060.00
LL Billing	14,317.23

RE Tax Expenses	CY 2023
30-4010-000-0020	602,405.37
30-4010-000-0033	67,326.53
2019 Property Tax Appeal	0.00
2018 Tax Refund	0.00
2020 Property Tax Appeal	0.00
2020 Tax Refund	0.00

2019 Tax Refund	0.00
Total RE Taxes Due	669,731.90
P/R Share	1.23%
P/R Share of RE Tax Expenses	8,251.05
Less Already Paid (Per AP)	(8,911.32)
Total Due	(660.27)
LL Billing	(660.27)

Please review and confirm the calculations above so we may seek approval during the bankruptcy proceedings.

Thank you,
Ariella

Ariella Alvarez
Director of Lease Administration, Legal Department
 Mom. Theatergoer. Health Enthusiast.

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From: Rosa Mesa <Rosa@cdamiami.com>
Sent: Wednesday, December 4, 2024 6:00 PM
To: leaseaccounting <leaseaccounting@vitaminshoppe.com>
Cc: Marilyn Fresnedo <Marilyn@cdamiami.com>; Gary Brown <Gary@cdamiami.com>; Ariella Alvarez <Ariella.Alvarez@vitaminshoppe.com>
Subject: [EXTERNAL] RE: Vitamin Shoppe #533 - 2023 Year End Reconciliation Billing

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Ariella,
 I resent the attachments in another e-mail, but just in case you didn't get them here they are again.
 Please acknowledge receipt of the information. Should you have any questions, please do not
 hesitate to let us know.



Rosa Mesa
Property Manager



(305)662-8999 ext. 223

www.idealshoppingcentermanagement.com

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From: leaseaccounting <leaseaccounting@vitaminshoppe.com>

Sent: Wednesday, December 04, 2024 5:05 PM

To: Rosa Mesa <Rosa@cdamiami.com>

Cc: Marilyn Fresnedo <Marilyn@cdamiami.com>; Gary Brown <Gary@cdamiami.com>;

leaseaccounting <leaseaccounting@vitaminshoppe.com>; Ariella Alvarez

<Ariella.Alvarez@vitaminshoppe.com>

Subject: Re: Vitamin Shoppe #533 - 2023 Year End Reconciliation Billing

Hi Rosa,

It was a pleasure speaking with you a few minutes ago. We received your email below but cannot open the outlook email so please resend with the PDF attachments. As I mentioned, I will be away from the office next week and will get back to you when I return the week of the 17th.

Unfortunately, our parent company, FRG, filed Chapter 11 on November 3rd however this will not affect our operations as we intend to continue our business. However this will affect the Landlord if any pre-petition rent is owed, which 2023 annual reconciliation will fall under.

Once I receive and review everything then I will get back to you.

Best,
Ariella

Ariella Alvarez
Director of Lease Administration, Legal Department
Mom. Theatergoer. Health Enthusiast.

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From: Rosa Mesa <Rosa@cdamiami.com>

Sent: Tuesday, December 3, 2024 10:45 AM

To: leaseaccounting <leaseaccounting@vitaminshoppe.com>

Cc: Marilyn Fresnedo <Marilyn@cdamiami.com>; Gary Brown <Gary@cdamiami.com>

Subject: [EXTERNAL] RE: Vitamin Shoppe #533 - 2023 Year End Reconciliation Billing

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Good morning,

Please see attached email previously sent with attachments.



Rosa Mesa
Property Manager



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From: leaseaccounting <leaseaccounting@vitaminshoppe.com>

Sent: Monday, December 02, 2024 5:07 PM

To: Rosa Mesa <Rosa@cdamiami.com>

Cc: Marilyn Fresnedo <Marilyn@cdamiami.com>; Gary Brown <Gary@cdamiami.com>;

leaseaccounting <leaseaccounting@vitaminshoppe.com>

Subject: Re: Vitamin Shoppe #533 - 2023 Year End Reconciliation Billing

Hello Rosa,

We received your email below however we never received the information requested on February 18th below. Please provide the information so we may review and advise of payment.

Thank you,

Lease Administration Department



300 Harmon Meadow Blvd.
Secaucus, NJ 07094

From: Rosa Mesa <Rosa@cdamiami.com>
Sent: Monday, December 2, 2024 1:55 PM
To: leaseaccounting <leaseaccounting@vitaminshoppe.com>
Cc: Marilyn Fresnedo <Marilyn@cdamiami.com>; Gary Brown <Gary@cdamiami.com>
Subject: [EXTERNAL] RE: Vitamin Shoppe #533 - 2023 Year End Reconciliation Billing

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Hello,

I'm checking on the status of the 2023 Year-End Reconciliation. It has not been paid yet and the requested information was provided. Please let me know when we can receive payment.

Your attention to this matter is greatly appreciated.



Rosa Mesa
Property Manager



(305)662-8999 ext. 223
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From: Rosa Mesa
Sent: Tuesday, February 20, 2024 12:18 PM
To: leaseaccounting <leaseaccounting@vitaminshoppe.com>
Cc: Marilyn Fresnedo <Marilyn@cdamiami.com>
Subject: RE: Vitamin Shoppe #533 - 2023 Year End Reconciliation Billing

Please see attached requested information.

Rosa Mesa
Property Manager



(305)662-8999 ext. 223
www.idealshoppingcentermanagement.com

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From: leaseaccounting <leaseaccounting@vitaminshoppe.com>
Sent: Sunday, February 18, 2024 5:46 PM
To: Rosa Mesa <Rosa@cdamiami.com>
Cc: leaseaccounting <leaseaccounting@vitaminshoppe.com>; Marilyn Fresnedo <Marilyn@cdamiami.com>
Subject: RE: Vitamin Shoppe #533 - 2023 Year End Reconciliation Billing

Hello Rosa,

Thank you for providing a copy of the 2023 annual reconciliation. Please provide a detailed breakdown of the operating expenses along with copies of the insurance and real estate tax bills.

Thank you,

Lease Administration Department



300 Harmon Meadow Blvd.
Secaucus, NJ 07094

From: Rosa Mesa <Rosa@cdamiami.com>

Sent: Thursday, February 15, 2024 2:02 PM

To: leaseaccounting <leaseaccounting@vitaminshoppe.com>

Subject: [EXTERNAL] Vitamin Shoppe #533 - 2023 Year End Reconciliation Billing

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Please see the attached information. Should you have any questions, please email me.

Rosa Mesa

Property Manager



12568 N. Kendall Drive
Miami, Florida 33186
305-662-8999 ext 223

www.idealshoppingcentermanagement.com

E-mail: rosa@CDAmiami.com



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-----Original Message-----

From: CDA Scanner <abe.scanner.2021@gmail.com>

Sent: Monday, February 05, 2024 6:29 PM

To: Rosa Mesa <Rosa@cdamiami.com>

Subject: Send data from MFP14307334 02/05/2024 18:29

Scanned from MFP14307334

Date:02/05/2024 18:29

Pages:2

Resolution:200x200 DPI

please don not reply

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